



SITE PLAN NOTES:

- SEE GENERAL NOTES SHEET GN-1.
- EXISTING TOPOGRAPHIC, UTILITY PLANIMETRIC AND BOUNDARY INFORMATION IS TAKEN FROM ALTA SURVEY DRAWING ENTITLED "JON SNOW", BY JONATHAN MURPHY PROGSSIONAL LAND SURVEYING.
- THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE PROPOSED EQUIP. & TOWER AREA.
- VEGETATED AREAS DISTURBED BY THE WORK OF THIS PROJECT SHALL BE GRADED TO UNIFORM SLOPE, FERTILIZED, SEEDED, AND STABILIZED AS SPECIFIED.
- AUTHORIZATION FOR WORK WITHIN PUBLIC R.O.W. SHALL BE OBTAINED BY THE CONTRACTOR.
- EROSION CONTROL MEASURES SHALL BE INSTALLED IN CONFORMANCE WITH LOCAL, COUNTY, AND STATE GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
- THE PROPOSED PROJECT WILL NOT RESULT IN A SIGNIFICANT AREA OF DISTURBANCE AND WILL NOT SIGNIFICANTLY INCREASE STORM WATER RUNOFF.
- NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE SITE WILL GENERATE APPROX. 4 TRIPS PER MONTH BY TECHNICIANS PERFORMING ROUTINE MAINTENANCE.
- THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
- THE FACILITY DOES NOT REQUIRE WATER OR SANITARY SEWER SERVICE.
- THE PROPOSED TOWER LEASE AREA IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FIRM#25027C0827E WITH EFFECTIVE DATE OF JULY 4, 2011.

ZONING REQUIREMENTS

MEDIUM DENSITY RESIDENTIAL (R-20) ZONING DISTRICT

DESCRIPTION	REQUIRED	PROPOSED
MIN LOT AREA	20,000	129,888
MIN. LOT FRONTAGE	125'	33'
MAX. % BLDG COVERAGE	30%	<5%
MIN. PROPERTY LINE SETBACK TO WCF	300'	73'
MIN. SETBACK FROM RESIDENTIAL BLDG TO WCF	300'	300'
MAX. WCF BUILDING/TOWER HEIGHT	35'	143'
MINIMUM YARD REQUIRED (FRONT/SIDE/REAR)	30'/15'/15'	101' (MIN.)

PREPARED FOR:



CROWN CASTLE USA, INC.
2000 CORPORATE DRIVE
CANONSBURG, PA 15317
PHONE: (724) 416-2000

PREPARED BY:



DELTA OAKS GROUP
4904 PROFESSIONAL COURT, 2ND FLOOR
RALEIGH, NC 27609
PHONE: (919) 342-8247

PRELIM FOR
REVIEW ONLY

MICHAEL L. LASSITER, P.E.
MASSACHUSETTS LICENSE NO. 47314

07/15/19

DRAWN BY:	BJW
CHECKED BY:	WRB
APPV'D:	MLL
PROJECT NO:	19-04298

SUBMITTALS

DATE	DESCRIPTION	REV	ISSUED BY
07/15/19	PRELIM	0	BJW

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SITE NAME:

JON SNOW

SITE ADDRESS:

84 SNOW ROAD
GRAFTON, MA 01536

SITE ID:

BU# 830306

SHEET TITLE

OVERALL SITE PLAN
(NEW LOCATION)

SHEET NUMBER

1 OF 1